

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
December 19, 2013

Present: Sally Monigle, Chairperson
David Bird
Bill Hentkowski
Tom McDowell

Absent: Doug Heckrotte

Also Present: Jeff Bergstrom, Building Inspector

Ms. Monigle called the meeting to order at 5:08 p.m. Roll call was taken.

NEW APPLICATIONS

D. Young, 12 W. 5th Street

Replace rear yard shed roof and replace house side entrance door with identical door.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

T. Niedermayer, 160-162 E. 2nd Street

Build a 2-story addition per plans attached.

Discussion: Matthew Pearson, architect, presented. Mr. Pearson said they desire to maximize the amount of square footage and noted other homes in the area are the same height. They want to remain consistent with the community. HAC believes an offset of at least 6 inches from the sidewalk and a lower roof would be more appealing. Discussion followed. The applicant would entertain a 6 inch offset. Red cedar wood will be used. Windows will be painted to match and exterior trim and sill details will match. The applicant has a copy of the litany.

Action: Mr. Bird made a motion to approve the plans as submitted with the proviso that the addition be offset by 6 inches. Mr. McDowell seconded the motion.

New drawings reflecting the offset will be provided to HAC. (*Drawings provided 12/20/13.*)

Disposition: Motion approved.

U.S. Dept. of Interior, 10 Market Street (Sheriff's House)

Temporary building identification sign per specs attached.

Action: Mr. Bird made a motion to approve the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: Motion approved.

J. Baker, 145 E. 2nd Street

Replace all fascia boards and soffits under roof per estimate attached.

Action: Mr. Hentkowski made a motion to approve the application as submitted with the proviso that all replacement materials be painted wood with no aluminum or vinyl cladding. Mr. Bird seconded.

Disposition: Motion approved.

New Applications (Contd.)

S. McKeown, 106 E. 2nd Street

Remove and replace 2 window sills in kind. Apply drywall on dining room alley wall.

Action: Mr. McDowell made a motion to approve the application as submitted with the proviso that the wood be painted and no vinyl or aluminum cladding be used.

Mr. Hentkowski seconded.

Disposition: Motion approved.

C. Castagno, 19 E. 5th Street

Lift and relay front walkway to eliminate big joints and smooth out to eliminate puddles.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

B. Fletcher, 19 W. 4th Street

Waterproof exterior side wall. Repair and replace windows with same molding and size.

Discussion: Photos were shown. The applicants plan to replace all the windows over time, but will begin with the front windows. They plan to keep all the original architectural wood of the house. Windows will be two over two, wood on the outside and primed wood on the inside.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Disposition: Motion approved.

EMERGENCY APPLICATIONS

R. Aiello, 50 E. 4th Street.

Replace outlet and fix leaks in built-in gutter on front of house. Leaking.

Discussion: Work has been done.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

A. Velitskakis, 111 The Strand

Replace roof with weathered wood blend dimensional shingles. Roof is leaking. Install fence.

Discussion: The roof has been addressed. The applicant is seeking to erect a 6 foot fence on either side of his property, It will be 3 inches off the property line. Applicant is not agreeable to a smaller height fence. The fence is one of the HAC-approved fences and will be red cedar. The good side of the fence will face the neighbor's properties.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Disposition: Motion approved.

W. Taylor, 77 W. 5th Street

Remove and replace roof shingles front and rear with weathered wood blend shingles. Roof is leaking.

Emergency Applications (Contd.)

W. Taylor, 77 W. 5th Street

Discussion: Work has been done.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Disposition: Motion approved.

G. North, 116 E. 3rd Street

Chimney re-line and cap.

Action: Mr. McDowell made a motion to approve the application as submitted with the proviso that the chimney cap be painted black. Mr. Hentkowski seconded the motion.

Disposition: Motion approved.

New Castle Historical Society, 2 E. 4th Street (Amstel House)

Re-roof main block of house and make repairs to damaged areas of metal roof on wood frame addition at rear of house.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

Nora Lee's Restaurant, 124 Delaware Street

Small roof over front door leaking into restaurant and adding a hanging sign.

Discussion: Tenants presented. They have erected a roof overhang over the front door without approval from HAC. The former roof was falling down and rain water was buckling the floor inside the front door. Complaints to the landlord have not been addressed. The door is special order and costly. The overhang was copied from a nearby property. What has been erected has remedied the water problem. HAC is concerned with the architecture of the building and the overhang is not compatible with the style of the building or the windows and that the applicants did not seek guidance from HAC. Mr. McDowell is aware of the problems the applicants have experienced. He believes the overhang fits the motif of the building.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Ms. Monigle said the overhang should be similar to the windows on the building. It can remain until the next meeting. Mr. Bird added that we can look at alternatives that would fit into the needs of the tenants and the architecture of the building.

Disposition: Motion failed by a vote of 1 in favor (McDowell) and 3 against.

Action: Mr. Bird made a motion to continue the matter until the next meeting and to retain the structure so we can receive the business owner's design that is in keeping with the design over the windows. Mr. Hentkowski seconded.

Disposition: Motion was approved by a vote 3 in favor and 1 (McDowell) against.

The applicants indicated they do not plan to spend additional monies. Mr. McDowell informed they have the option to appeal HAC's decision to the Board of Adjustment.

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Emergency Applications (Contd.)

Wik Central, 222 Delaware Street

Replace an area 10'X10' on flat roof next to elevator shaft. Rubber roof.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

D. Carlin, 109 E. 2nd Street

Minor pointing and repair to match existing on front steps and some exterior brick work.

Action: Mr. McDowell made a motion to approve the application as submitted with the proviso that a sample of the mortar to be used is to be presented to HAC. Mr. Hentkowski seconded.

Disposition: Motion approved.

OLD BUSINESS

Approval of Minutes – A motion was made and seconded to approve the minutes of the 10/17/13 meeting. Motion approved.

A house on W. 3rd Street has a door with four vertical panels on it. Mr. Bergstrom will look into the matter.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:15 p.m.

Debbie Turner
Stenographer